



The Hide Away, The Esplanade, Chapel St Leonards, Skegness, PE24 5TB

£389,950

- Investment Opportunity
- Income £35,100 PA
- Mixed Use
- Ground Floor Bar Premises
- 5 Flats to First Floor
- Individually Leased
- Prominent Location
- EPC Ratings: Flats 1, 2, 3 & 4 - E
Flat 5 - D

Pygott and Crone are offering a valuable freehold investment for sale by way of a private treaty located within the seaside resort of Chapel St Leonards. The property currently benefits from an income of collectively £35,100 per annum (collected weekly).

The ground floor contributes £10,400 per annum towards the collective annual income and is subject to a 1 year lease which was agreed in October 2015. The accommodation comprises on ground floor; Bar, Cellar, Kitchen; Rear Yard and to the first floor there are 5 self-contained flats.

SITUATION - Chapel St. Leonards is a village in Lincolnshire on the east coast of England and is situated just 5 miles to the north of the resort of Skegness. It is administered by East Lindsey District Council. The village is primarily a location for caravan park holidays, with its main attraction being several miles of beaches. There are also four toilet blocks for public use, administered by Chapel St Leonards parish council. The village is close to the many attractions this region has to offer, including Fantasy Island, market towns, and the Lincolnshire Wolds.

DIRECTIONS - Proceed into the village of Chapel St Leonards on Sea Road. The property can be found towards the sea front behind the Co-Op.

DRAFT DETAILS - PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION - A UPVC double glazed entrance door provides access to

BAR AREA - 77' x 24' (23.47m x 7.32m)

(171sqm/1847sqft) Having a dance floor and DJ booth; dart board area to wall at front elevation; and a double door access to rear yard/seating area. The main bar benefits from a range of shelving beneath; and glass racking to the rear mounted to the wall, and spot lighting over. Having ample seating area, fluorescent lighting, two three panel windows to front elevation.



KITCHEN - 14'2" x 9'9" (4.32m x 2.97m)

(12.8sqm/139sqft) Having a fitted work surface, with two double base units, a double stainless steel sink, with drainer, and shelving below, vinyl floor covering, a further fitted work surface with space for a free standing fridge unit, a Leisure oven with electric hob and extraction fan hood. A UPVC panel door leads to the rear.



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CELLAR - 14' x 15'5" (4.27m x 4.7m)

Having a double door to rear, fluorescent lighting, wash hand basin and a concrete floor.

GENTS CLOAKROOM - Having four urinals, fluorescent lighting, pedestal wash hand basin, tiled floor coving, two low level WC's.

LADIES CLOAKROOM - Having two wash hand basins, four low level WC's, tiled floor covering and fluorescent lighting.

ENCLOSED REAR YARD - Providing external seating and smoking area; potential for car parking space.

A separate stair case provides access to the 5 Residential Flats.

FLAT 3 – Accommodation Comprises:

LIVING AREA - 13'10" x 17'5" (4.22m x 5.3m)

BEDROOM - 10'11" x 9'10" (3.33m x 3m)

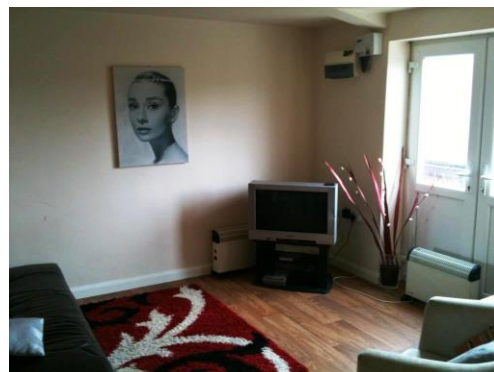
SUN TERRACE - A decked South facing sun terrace is situated to the front of the flats.

AGENTS NOTE - On the day of inspection we were unable to access Flat's 1, 2, 4 & 5 but are advised that they are all very similar to Flat 3.
access

LEASE TERMS – The ground floor is let by way of a 1 year lease which was signed in 2015. The 5 flats are subject to individual leases of which rent is paid weekly.

RATEABLE VALUE - We are from enquiries to the Valuation Office Website that the 2010 rateable value is £10,750.

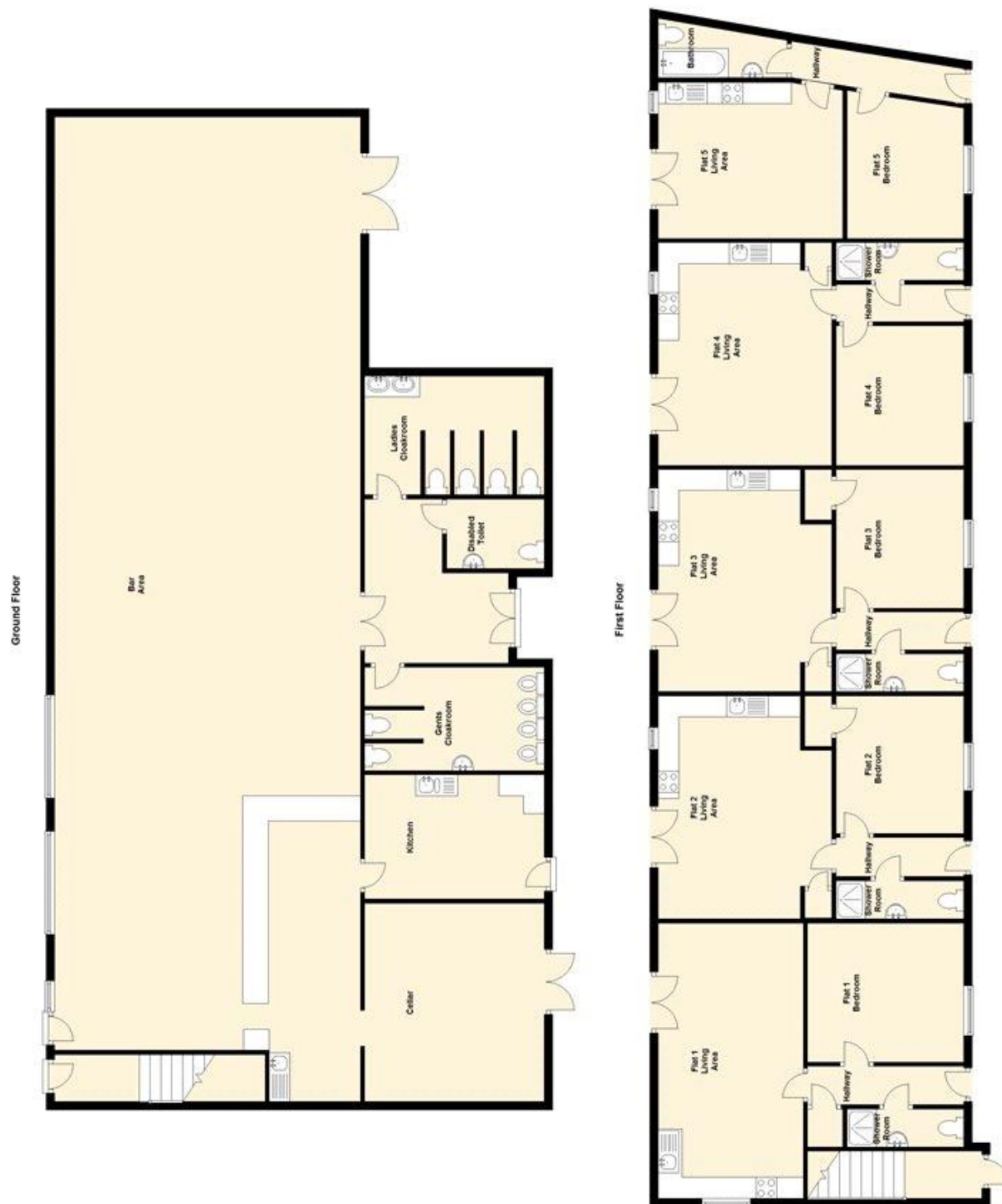
LOCAL AUTHORITY - East Lindsey District Council Tedder Hall Manby Park Louth LN11 8UP Tel: 01507 601111



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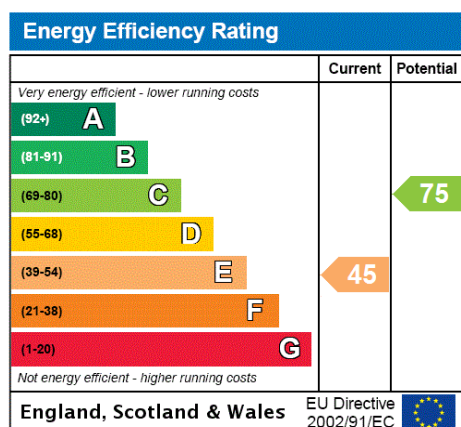
FLOOR PLANS



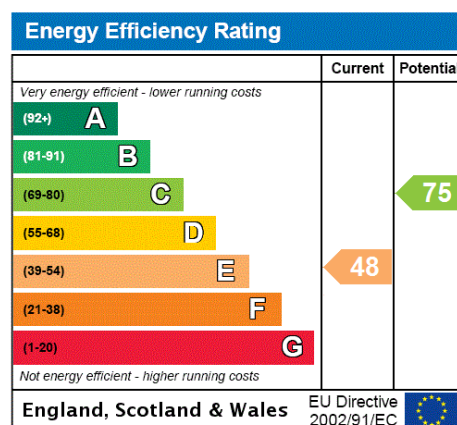
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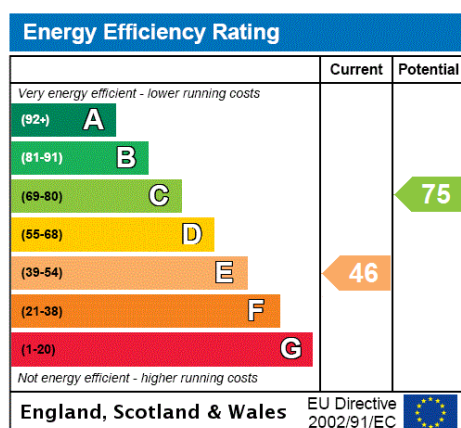
Flat 1



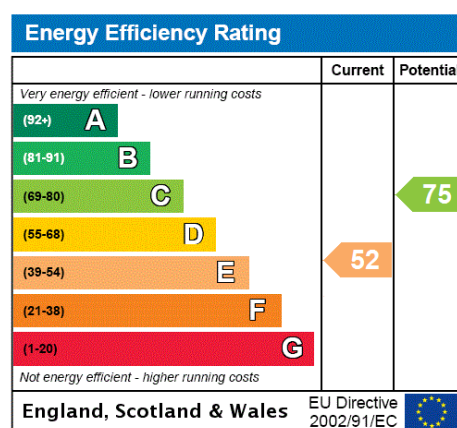
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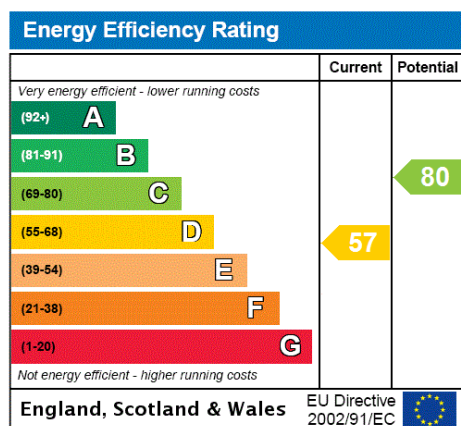
Flat 3



Flat 4



Flat 5



Misrepresentation Act.

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